1394570

FORM D

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM D

BEST AVAILABLE COPY

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR OMB Number: 3235-0076
Expires: 07051610

OMB APPROVAL

UNIFORM LIMITED OFFERING EXEM	PTION
Name of Offering ( check if this is an amendment and name has changed, and indicate change.)  Limited Partnership Interests	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	ULOE CEIVED
A. BASIC IDENTIFICATION DATA	MAK 21 2007 >
I. Enter the information requested about the issuer	·
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)  WCP Real Estate Fund I, L.P.	135
Address of Executive Offices (Number and Street, City, State, Zip Code) 55 Post Road West, Suite 320, Westport, CT 06880	Telephone Number (Including Area Code) 203-429-8602
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	<u> </u>
Investments in real estate and real estate-related securities.	-
Type of Business Organization    corporation	PROCESSED  MAR 2 8 2007
Actual or Estimated Date of Incorporation or Organization:    Month   Year	nated THOM/SOM

## GENERAL INSTRUCTIONS

#### Redecal

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

#### State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

## - ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

1 of 9

SEC 1972 (6-02)

	·· -				A. BASIC IDI	ENTI	FICATION DATA				
2.	Enter the information	requested fo	or the follo	อพาก	g:						<del></del> -
	Each promoter (	of the issuer,	if the issu	icr h	as been organized w	ithin	the past five years;				
	Each beneficial	owner having	the power	r to v	ote or dispose, or di	rect th	e vote or disposition	of, 10	% or more o	fa clas	s of equity securities of the issuer.
	• Each executive	officer and d	irector of	согр	orate issuers and of	сотро	rate general and mar	naging	partners of	F partne	ership issuers; and
	• Each general an	d managing ;	partner of	parti	nership issuers.						
Check	k Box(es) that Apply	Pro	moter	0	Beneficial Owner		Executive Officer		Director	Ø	General and/or Managing Partner
Full Y	Name (Last name firs	t if individu	al)								
	P Real Estate Fund	-	-								
	ness or Residence Ad Post Road West, S	•				ide)					
	k Box(es) that Apply		moter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full 1	Name (Last name firs	t, if individu	al)								
Busin	ness or Residence Ad	dress (Num	ber and S	treet	, City, State, Zip Co	de)	-				
Check	k Box(es) that Apply	Pro	moter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full N	Name (Last name firs	t, if individu	ai)				_				
Busin	ness or Residence Ade	iress (Num	ber and S	treet	, City, State, Zip Co	dc)					
Check	k Box(es) that Apply:	Pro	moter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full N	Name (Last name firs	t, if individus	al)			-			-		
Busin	ness or Residence Adi	fress (Num	ber and Si	treet,	, City, State, Zip Co	dc)					<del></del>
Check	k Box(es) that Apply:	Pro	moter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full N	Vame (Last name first	, if individue	ıl)								
Busin	ess or Residence Ado	lress (Num	ber and St	treet,	, City, State, Zip Co	de)					, , <del>.</del>
Check	k Box(es) that Apply:	Pro	noter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full N	Name (Last name first	, if individus	al)								
Busin	ess or Residence Add	lress (Num	ber and St	treet,	City, State, Zip Co	dc)					,
Check	k Box(cs) that Apply:	Prox	noter		Beneficial Owner		Executive Officer		Director		General and/or Managing Partner
Full N	lame (Last name first	, if individus	ıf)						<u>-</u>		
Busine	ess or Residence Add	ress (Numl	ber and St	rect,	City, State, Zîp Co	de)					
	· · · · · · · · · · · · · · · · · · ·		Use blank	shc	ct, or copy and use a	ndditi	onal copies of this sh	ocet, a	s necessary	)	

					В. І	NFORMAT	JON ABOL	T OFFER	ING				
	77		4 4 1	L . ! !		.11 40 504 4	ا المعادلة ممم		. this affan	iso?		Yes	No
1.	Has the	: ISSUET SOR	u, or does t								•••••	Ü	Z
2.	,									\$ <sup>50,00</sup>	00		
	,									Yes	No		
3.												<b>A</b>	n
4.	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.  Name (Last name first, if individual)												,
	l Name ( OT APPL		first, if ind	ividual)									
			Address (N	umber an	d Street, C	ity, State, 2	Zip Code)				· ·		
							•						
Naı	me of As	sociated Bi	roker or De	alcr									
Sta			Listed Ha										
	(Check	"All States	s" or check	individua	States)							☐ A1	1 States
	AL IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CQ LA NM UT	ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	MS OR WY	MO PA PR
Ful	l Name (	Last name	first, if ind	ividual)							· · · · · ·		
Bus	iness or	Residence	Address (1	Number an	d Street, C	lity, State,	Zip Code)						
Nar	ne of As	sociated Br	oker or De	aler	<del>-</del>								
Stat	les in Wi	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	or check	individual	States)	••••••		***************************************	**********	••••••••••••••••••••••••••••••••••••••	***************************************	□ A1	1 States
	AL IL MT RI	AK IN NE SC	AZ DA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	OK)	HI MS OR WY	MO PA PR
Full	Name (	Last name	first, if indi	vidual)									
Bus	iness or	Residence	Address (N	Vumber an	d Street, C	ity, State, 2	Zip Code)	<u>.</u>					
Nan	ne of Ass	ociated Br	oker or Dea	aler	.,								-
Stat	es in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	" or check	individual	States)				***************************************		••••••		States
	AL IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	MN	MS OR WY	MO PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

# C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.			
	Type of Security	Aggregate Offering Price		unt Already Sold
	Debt	- <b>:</b>	¢	
	Equity			
	Common Preferred		•	
	Convertible Securities (including warrants)	•	s	
	Partnership Interests			570 426 33
	Other (Specify)			
	Total			
	Answer also in Appendix, Column 3, if filing under ULOE.		<u> </u>	0.0,420.00
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."			ogrenote.
		Number Investors	Dolla	ggregate ar Amount 'urchases
	Accredited Investors	50	\$ <u>248</u>	570,426.33
	Non-accredited Investors	0	\$	0
	Total (for filings under Rule 504 only)		<b>s</b>	
	Answer also in Appendix, Column 4, if filing under ULOE.			
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to dute, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.			
	Type of Offering	Type of Security		ar Amount Sold
	Rule 505		<b>s</b>	<del></del>
	Regulation A		<b>s</b>	
	Rule 504		<b>\$</b>	
	Total		\$ 0.0	0
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.			
	Transfer Agent's Fees		<b>s</b>	
	Printing and Engraving Costs		<b>s</b>	
	Legal Fees		s_500	,000.00
	Accounting Fees		<b>s</b>	
	Engineering Fees	_		
	Sales Commissions (specify finders' fees separately)		-	
	Other Expenses (identify)	_	_	
	Total			,000.000

	C. OFFERING PRICE, NUMBI	ER OF INVESTORS, EXPENSES AND USE OF PI	ROCEEDS	
	b. Enter the difference between the aggregate offerin and total expenses furnished in response to Part C — Q proceeds to the issuer."	nestion 4.a. This difference is the "adjusted gross		\$248,070,426.33
5.	Indicate below the amount of the adjusted gross proceach of the purposes shown. If the amount for any check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part C	purpose is not known, furnish an estimate and he payments listed must equal the adjusted gross		
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees			
	Purchase of real estate		]\$	<b>5</b> 221,570,426.3
	Purchase, rental or leasing and installation of mach	inery		
	Construction or leasing of plant buildings and facili			
	Acquisition of other businesses (including the value offering that may be used in exchange for the assets issuer pursuant to a merger)	s or securities of another	1 <b>S</b>	П\$
	Repayment of indebtedness	_	_	
	Working capital			
	Other (specify):	_	-	
			]\$	
	Column Totals		\$ <u>26,500,000.00</u>	<b>221,570,426.3</b>
	Total Payments Listed (column totals added)		\$248	070,426.33
		D. FEDERAL SIGNATURE		
sig	issuer has duly caused this notice to be signed by the u lature constitutes an undertaking by the issuer to furni information furnished by the issuer to any non-accre	ish to the U.S. Securities and Exchange Commiss	ion, upon written	e 505, the following a request of its staff,
Iss	er (Print or Type)	-:34:-71 1/ // //	atc	
W(	P Real Estate Fund I, L.P.	7 00001111	larch 19, 2007	····
	''''''''''''''''''''''''''''''''''''''	Title of Signer (Print of Type) Authorized Signatory of WCP Investment Mana	ager, LLC, its Inv	vestment Manager
	······································			

- ATTENTION -

intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

		E. STATE SIGNATURE			
1.		0.262 presently subject to any of the disqualif		Yes	N° ✓
		See Appendix, Column 5, for state respon	se.		
2.	The undersigned issuer hereby under D (17 CFR 239.500) at such times a	takes to furnish to any state administrator of any s required by state law.	state in which this notice is fi	iled a no	tice on Form
3.	The undersigned issuer hereby unde issuer to offerees.	rtakes to furnish to the state administrators, up	on written request, informat	ion furn	ished by the
4.	limited Offering Exemption (ULOE)	nat the issuer is familiar with the conditions the of the state in which this notice is filed and un establishing that these conditions have been so	derstands that the issuer claim		
	ter has read this notification and knows thorized person.	the contents to be true and has duly caused this n	otice to be signed on its behal	lf by the	undersigned
	Print or Type) Real Estate Fund I, L.P.	Signature for 1	Date March 19, 2007		
	Print or Typc) 'orosoff	Title (Print or Type)  Authorized Signatory of WCP Inve	stment Manager, LLC, its In	vestme	nt Manager

## Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

				AT	PENDIX				
1	Intend to non-a investor	2 I to sell ecredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pu	investor and rchased in State C-Item 2)		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL		<b>/</b>	<u> </u>				·	<u></u>	1
AK		1		<u></u>			<u> </u>		1
AZ		1							<b>_</b>
AR		<b>/</b>		1	\$500,000.00	0			<b>V</b>
CA		1		2	\$1,500,000.00	0			<b>1</b>
со				2	\$2,833,000.00	0			<b>V</b>
СТ		<b>/</b>		4	\$24,247,475.00	0			<b>-</b>
DE		1		<u></u>					<b>V</b>
DC				1	\$2,000,000.00	0			\ \ \
FL		/		4	\$18,500,000.00	0			<b>\</b>
GA		<u> </u>		3	\$22,576,000.00	0			
ні		1							<b>\</b>
ID		<b>_</b> /							
IL		<b>4</b>							
IN		<b>/</b>							
1A		1	· ·						
KS		/							\ \
KY		<b></b>							<b></b>
LA		1	<u> </u>						<u> </u>
ME		<b>4</b>	· · · · · · · · · · · · · · · · · · ·						
MD		1							
МА				4	\$15,650,000.00	0			<b>/</b>
MI		✓							1
MN		<b>\</b>		2	\$20,000,000.00	0			1
MS		<b>\</b>							<b>_</b>

1		2	3		4					
			Type of security							
		l to sell	and aggregate		<b></b> (			(if yes,		
		ccredited s in State	offering price offered in state			investor and rchased in State		explana waiver	granted)	
		-ltem 1)	(Part C-Item 1)		(Part	C-Item 2)		(Part E-		
				Number of		Number of				
State	Yes	No	ļ	Accredited Investors	Amount	Non-Accredited Investors	Amount	Yes	No	
MO				1210010	7000000			1	<b>—</b>	
<u> </u>		<b>/</b>								
MT								<u> </u>		
NE		<u> </u>							<u>\</u>	
NV					ļ				_ <b>/</b>	
NH		<b> </b> ✓						<u>                                     </u>	<b>_</b>	
NJ				1	\$400,000.00	0				
NM	<u></u>								<b>│                                    </b>	
NY				11	56,179,271.54	0	<del></del>		<u> </u>	
NC		<b>/</b>		4	35,184,679.79	0			<b>/</b>	
ND										
ОН				2	18,000,000.00	0				
OK					ļ					
OR									<b></b>	
PA		/		1	\$7,500,000.00	0			1	
RI		✓ _							<b>1</b>	
sc		1							<b>1</b>	
SD					<u> </u>				<b>1</b>	
TN		<b>/</b>								
ТХ		<b>1</b>		4	\$16,000,000.00	0			1	
UT		<b>*</b>							<b>\</b>	
VT		1							<b>7</b>	
VA		<b>/</b>		2	\$2,000,000.00	0			<b>/</b>	
WA		1		<u></u>	<u> </u>				<b>1</b>	
wv		<b>✓</b>							<u>-</u>	
Wi		<b>1</b>					:		<	
					<u> </u>					

APPENDIX

				APP	ENDLX					
1		2	3 Type of security		4					
	to non-a investor	to sell ccredited s in State -Item 1)	and aggregate offering price offered in state (Part C-Item 1)	Type of investor and examount purchased in State w				(if yes, explan waiver	ate ULOE , attach ation of granted) -Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
WY		1		2	\$3,000,000.00	0			1	
PR		<b>/</b>								